Energy performance certificate (EPC)

572, Hotham Road South HULL HU5 5RN

Energy rating

7 November 2023

Certificate number: 0188-0935-7269-1667-1974

Property type

Mid-terrace house

Valid until:

Total floor area

49 square metres

Rules on letting this property

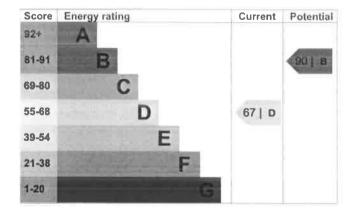
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 70% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	2.1 tonnes of CO2
This property's current environmental impact rating is C. It has the potential to be A.		This property's potential production	0.4 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact ratin assumptions about average	_
		energy use. They may not	roflact how anaray is

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (67) to B (90).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£107
2. Floor insulation	£800 - £1,200	£27
3. Low energy lighting	£15	£8
4. Solar water heating	£4,000 - £6,000	£24
5. Solar photovoltaic panels	£9,000 - £14,000	£233

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated ene	rgy use	and
potential savi	าgs	

Estimated yearly energy cost for this property	£553
Potential saving	£164

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Type of heating

Solid wall insulation

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Estimated energy used

2104 kWh per year

Space heating	5798 kWh per year
Water heating	1688 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Type of insulation	Amount of energy saved

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name Andrew Kendra
Telephone (0)7912 748 173
Email yorpack@live.com

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID202139
Telephone 01225 667 570
Email info@quidos.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 8 November 2013
Date of certificate 8 November 2013

Type of assessment RdSAP